



80 Broom Knoll, East Bergholt

Guide Price **£290,000**

Churchwood
Stanley

A two / three bedroom detached bungalow on a popular residential development in sought after East Bergholt.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: G

- A two to three bedroom detached bungalow ready for modernisation
- Two garages and off street parking
- Double glazed and gas central heating (boiler three years old)
- Large living room and flexible third bedroom / study with its own cloakroom
- No onward chain





80 Broom Knoll

East Bergholt, Colchester

Tucked away in the sought-after village of East Bergholt, this spacious three-bedroom detached bungalow presents an exciting opportunity for buyers looking to modernise a home to their own tastes. Positioned on a generous corner plot and offered with no onward chain, this property offers solid potential in a desirable setting.

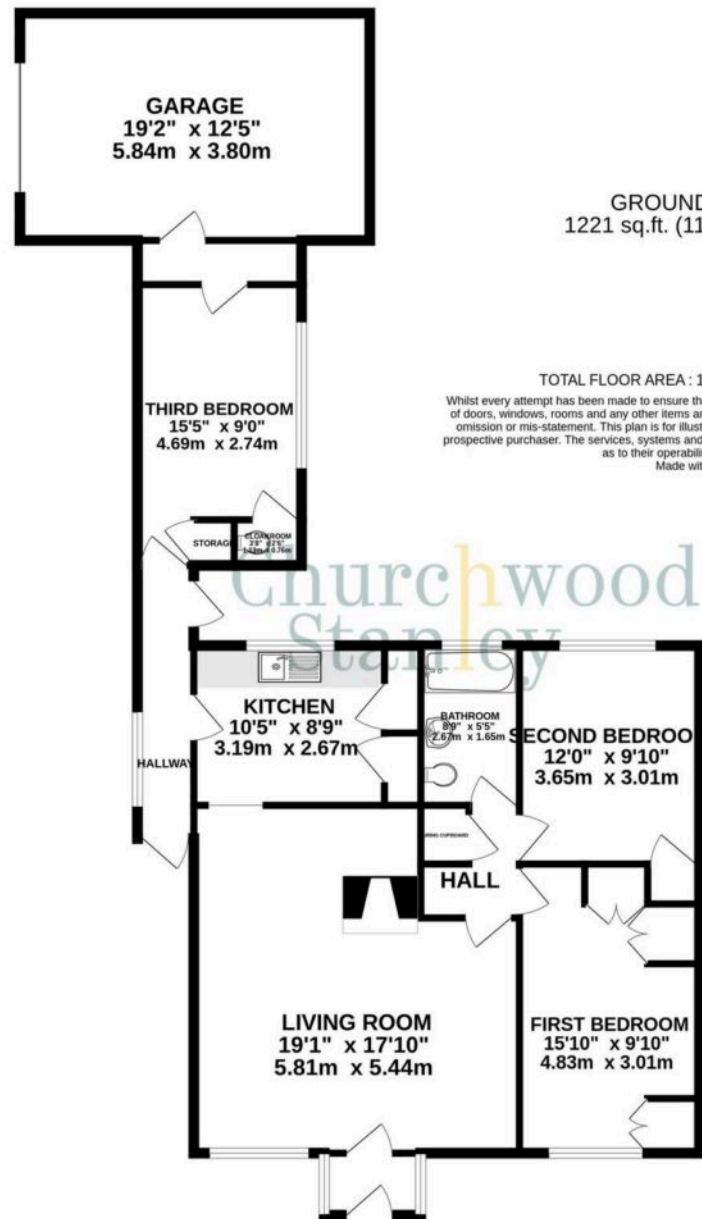
Inside, the bungalow features a large living room at the front of the home—bright and welcoming with a generous footprint and a central fireplace as its focal point. The adjoining kitchen is functional and fitted with oak-fronted units, with scope to redesign to suit a more modern layout. A second entrance hallway provides access to a versatile third bedroom or home office, complete with its own cloakroom—ideal for guests, remote working, or hobby use.

The two principal double bedrooms are well-proportioned, one to the front and one overlooking the rear garden. Both are carpeted and include built-in storage. The family bathroom, though dated remains practical, is fully tiled and includes a panel bath, vanity sink, and WC.

Externally, the home boasts two garages—a modern, larger single garage accessed internally via a lobby and an additional original garage to the rear—offering excellent storage, workshop space, or potential for conversion, subject to planning.

The plot itself includes lawned gardens to the front and rear, mature borders, and gated rear access. Off-street parking is available via a driveway that can comfortably accommodate two vehicles.

With double glazing, a modern gas boiler installed just three years ago, and gas central heating in place, the essentials are here—what remains is the chance to create a stylish, future-ready home in a peaceful and well-connected location.



GROUND FLOOR
1221 sq.ft. (113.5 sq.m.) approx.

TOTAL FLOOR AREA : 1221 sq.ft. (113.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Living room

20' 0" x 17' 10" (6.09m x 5.44m)

A large carpeted living room found at the front of the home accessed from the porch. There is a central fireplace here, a door to the kitchen and another to the inner hallway that connects to the first two bedrooms and to the bathroom.

Kitchen

7' 9" x 5' 5" (2.37m x 1.65m)

Fitted with a range of Oak front base units with worksurface over. There is a sink here, a pantry cupboard and a further full height cupboard housing the water softener.

Inner Hall

Connecting the living room to the first two double bedrooms and to the family bathroom. A modern wall mounted gas fired boiler is here found adjacent to the airing cupboard housing the insulated hot water tank.

First Bedroom

11' 9" x 9' 11" (3.59m x 3.01m)

A spacious carpeted bedroom at the front of the home with characteristic large window and a range of double fronted full height and eye-level storage cupboards / wardrobes.

Second Bedroom

11' 9" x 9' 11" (3.59m x 3.01m)

A second carpeted double bedroom with recessed wardrobe and large window to the rear that overlooks the garden.

Family Bathroom

8' 9" x 5' 5" (2.67m x 1.65m)

Including WC, panel bath and vanity sink. Fully tiled with an opaque glazed window to the rear elevation.



Hallway

Providing a second main entrance at the side of the home, this hallway accesses the kitchen on your left and the third bedroom / study straight ahead of you. There is also a personal door to the garden.

Third Bedroom / Study

15' 5" x 9' 0" (4.69m x 2.74m)

A carpeted and versatile space that connects to a lobby before the large single garage. This room benefits from use of its own attached cloakroom.

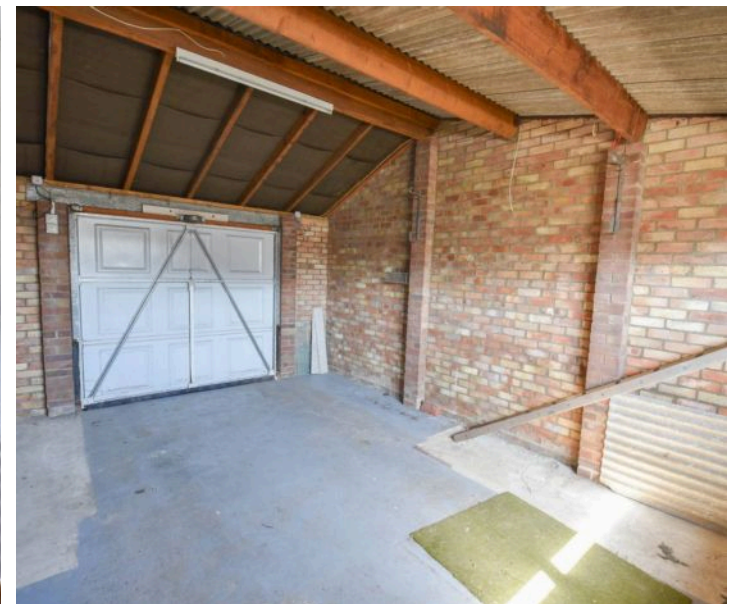
Lobby

Sit between the third bedroom / study, providing access to the large single garage.

Garage

12' 6" x 19' 2" (3.80m x 5.84m)

A modern addition to the home, this wide single garage has an up and over door to the front and a window at the rear. There is a second, original, garage at the rear of the home.





FRONT GARDEN

The home occupies a generous corner plot, mostly laid to lawn with defined pathways and various flower and shrub borders.

REAR GARDEN

The rear garden has a South-East aspect, a gate to the rear that leads to an access road at the back and homes the second, original, single detached garage.

OFF STREET

2 Parking Spaces

Off street parking is available on the drive at the side of the home.

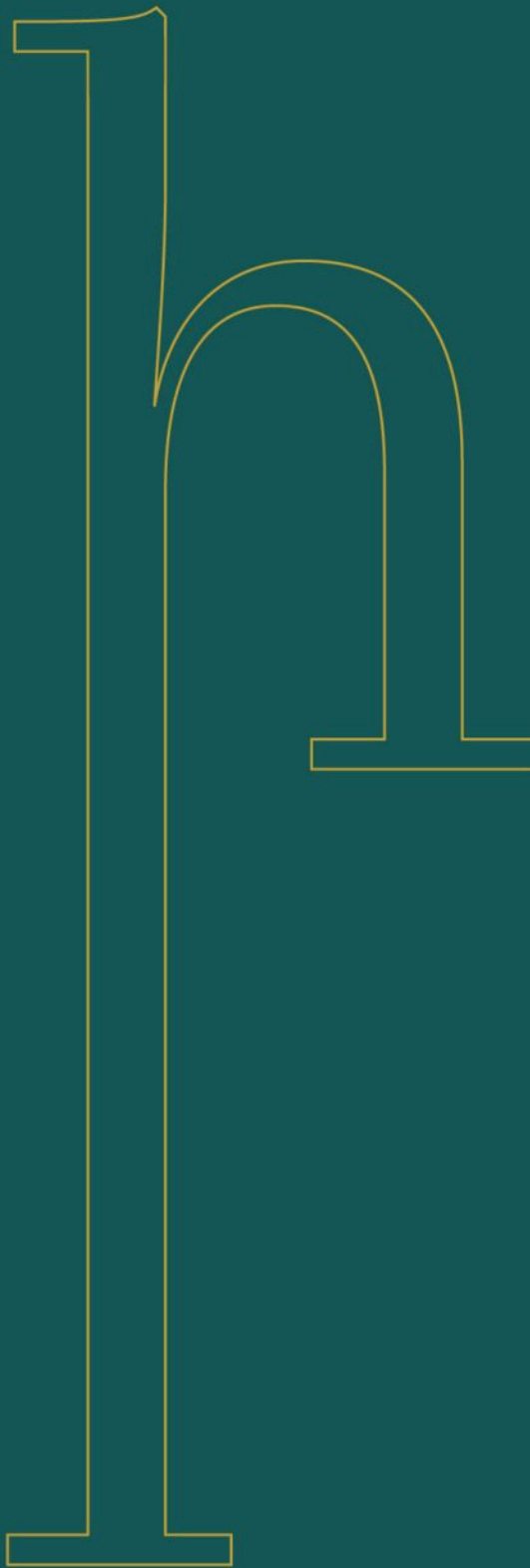
GARAGE

Double Garage

Two garages are present.



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